



## 19 Carr House Road, Shelf, Halifax, HX3 7QY

**\*\* FULLY REFURBISHED THROUGHOUT \*\* STUNNING EXAMPLE OF ITS TYPE \*\*** This property can only be appreciated upon internal inspection. Having undergone a full refurbishment programme is this stone built INNER TERRACED property offering TWO BEDROOM accommodation. LARGE breakfast kitchen with quality finish and integrated appliances, lounge with feature fireplace being the focal part of the room. Contemporary bathroom, replacement windows and doors, internal oak effect doors and recently installed gas central heating. Externally, is a low maintenance garden to the front and small garden area to the rear. Situated within this highly sought after village of Shelf, HX3 with many amenities within walking distance and well placed for commute to Halifax and Bradford. We feel this will appeal to a wide variety of buyers and strongly urge early arrangement of viewing!

£190,000

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## **ENTRANCE HALL**

With feature, exposed brick wall and stairs leading to the first floor

## **LIVING ROOM 17' (5.18) x 13' (3.96) into recess**

Lovely size living area with open chimney breast being the focal part of the room

## **KITCHEN 15' x 12' (4.57m x 3.66m)**

STUNNING breakfast kitchen with a selection of wall and base units, finished in gloss white. Quality worktops with splashback, integrated oven, microwave, hob and extractor. Fridge freezer, dish washer and plumbing for washer

## **CELLAR**

Good size keeping cellar with power and light

## **BEDROOM ONE 10' (3.05) x 10' (3.05) into alcoves**

## **BEDROOM TWO 10' x 7' approx (3.05m x 2.13m approx)**

Two windows

## **BATHROOM 6' x 6' (1.83m x 1.83m)**

Three piece bathroom suite with shower over bath and screen. Sink and W.C

## **OUTSIDE**

Good size paved gardens to the front and small garden area to the rear

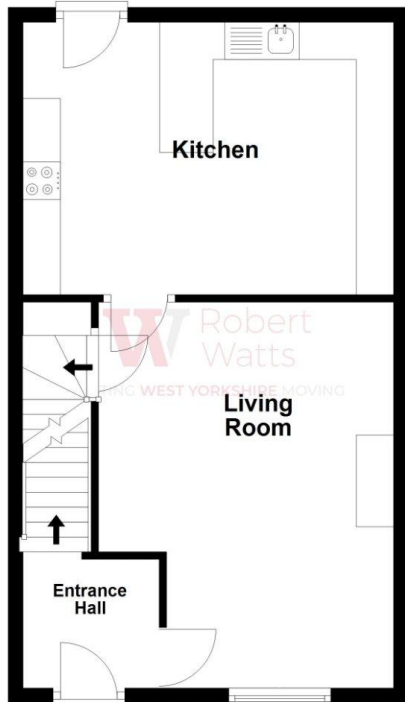
## **BUYER DISCLAIMER**

Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

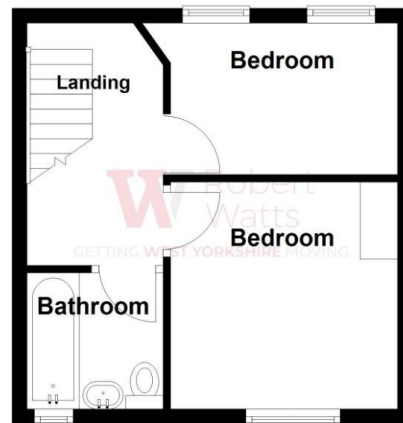
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



**Ground Floor**



**First Floor**



**19 Carr House**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		